PARK AND MERCHANISM

#### REAL ESTATE NEWS.

Yesterday's brokerage transactions were asiderably more numerous than is usually the case at the opening of the week. On the other hand, they were not distributed in a way to indicate anything like general dealing. The bulk of the sales were of private houses south and east of the Park. On the West side, only one parcel, a dwelling, was dis-

Outside what may be called the Fifth avenue residence section, Manhattan and The Bronx together contributed about a dozen transactions in flats, tenements, lots and dwellings, or less than half the day's budget. several of the dwellings in the Fifth avenue esidence section were bought by operators with a view to their conversion into ... usiness ises or replacement with apartment

McVickar & Co. have sold No. 22 East Fortyafth street, a four-story dwelling, on lot 2×75 5, for Chauncey M. Depew to Thomas is hidden. For the Jackson estate they have ed to Mr. Hidden No. 348 Madison avenue arenewals. Including these parcels, Mr midden controls a plot comprising Nos. 348 and 350 Madison avenue and 21 to 31 East Forty-fourth street, at the northwest corner of those thoroughfares, together with the abutting parcels, Nos. 20 and 22 East Fortyifth street. The combined L-shaped holding will probably be resold as a site for an apart-

Chauncey M. Depew has sold No. 22 East Forty-fifth street, a four-story dwelling, on lot 22x75.5, 73 feet west of Madison avenue. Dr. Depew bought the house in the name of his first wife, Elsie H. Depew, in 1878, and DeBlois & Eldridge have resold for Dr.

Robert F. Weir Nos. 13 and 15 East Fifty. fourth street, two four-story and basement brownstone dwellings, on plot 41.8x100.5. The buyer will erect an American basement iwelling on the plot.

Frederick T. Barry has sold for Jacob S. Carvalho, No. 59 East Eighty-seventh street, a three-story and basement brownstone iwelling, on lot 17 1x100 8

Eleanor Van R. Fairfax has sold to Henry Tyson, No. 34 East Forty-ninth street, outheast corner of Madison avenue, a fourtory and basement brownstone dwelling. Mr. Tyson conducts a meat market at 529 Fifth avenue, corner of Forty-fourth street, which is part of the plot sold recently by the Paran Stevens estate to a syndicate as a site for a hotel.

Margaret S. E. Cameron has sold to a Mr. chwab, No. 50 East Sixty-ninth street, a four-story and basement brownstone dwelling, on lot 19x104.5. The house was formerly owned by Sir Roderick Cameron. William G. Park has bought No. 117 East

Sixty-first street, a four-story and basement ownstone dwelling, on lot 19x100.5. Andrew J. Kerwin has sold Nos. 78 and so East Ninety-second street, two four-story and basement dwellings, on plot 33.4x677, adjoining the southwest corner of Park

velt, No. 343 Riverside drive, a five-story American basement dwelling, on lot 20x89, Joseph and Margaret Wernert have sold No. 147 West Thirty-first street, a four-story brick building, on lot 18.9x125.

D. B. Freedman has sold to a client of the firm of Leonard J. Carpenter No. 872 Lexington avenue, a four-story brownstone dwelling, on lot 20x100, between Sixty-fifth and Sixty-sixth streets

The Municipal Realty Company has sold o. 825 Lexington avenue, a three-story nd basement dwelling, on lot 20x70. E. J. Welling, Jr., has sold, for P. Wagner and M. Hoffman, to Morris H. Powers, the

very stable, on plot 50x100, at Nos. 124 and 126 East 121st street.
M. & L. Hess have resold for Lowell Lamb No. 8 East Eighteenth street, a three-story

brick building, on lot 24.6x70. N. Brigham Hall & Son have sold to Marks Rosenberg, for a client, No. 186 Spring street, n three-story brick building, on lot 17x78, beginning 50 feet west of Thompson street. The buyer is the owner of abutting property. Nos. 79 and 81 Thompson street, and now has control of an L-shaped plot. 36x50 on Thompson street, and 17x78 on Spring street George E. Bourne has sold to William L.

four-story dwelling, on lot 25x100.5. oseph W. Pullar has sold No. 313 West neth street, a five-story flat, on lot 25x100.11. Mitchell Silverstein has sold No. 315 East 21st street, a four-story double flat, on lot

.11.

s & Helfer have sold for Frederick W.
der to Lowenfeld & Prager No. 503
street, old building, on lot 17x73x78
g junction of East Broadway, and for
m G. McCrea No. 413 West Thirtyreet, between Ninth and Tenth avenues,
estory cold water flat, on lot 25x100,
m J. Dannahan.

se east side of St. Lawrence ave-south of Merrill place by has sold for Gideon Fountain brick flat at the corner of 178th Washington avenue; for Henry a plot 100x167, at the southwest fner place and Park avenue; and lanchard the plot. 42x100, on the of Euckhout street, 100 feet west avenue.

# BY WILLIAM M. EYAN.

cor No has east side at feet interth edged gustles, three-common Helis Hauser No h William Stainer Astarney M on the an independent \$0.282 Ms are &c. \$619 M Less As Asia 50

as aventus enter side. As familiari se aventus enter all A. Carli et al compost al II Carli attantary elicine the familiari se aventus Asia aven

et al.; Holls, W. & B., attorneys; E. H. Pom-eroy, referee: due on judgment, \$31,632.65; subject to taxes, &c., \$1,222.84. BY PHILIP A. SMYTH.

BY PHILIP A. SMYTH.

112th street, No. 246, south side, 238.4 feet east of Eighth avenue, \$3.47100.11, five-story brick flat (No. 2); J. J. Hughes and another vs. H. E. Glickman, et al.; Otls & P., attorneys, J. G. Agar, referee; due on judgment, \$8,-615.07; subject to taxes, &c., \$5,556.15.

112th street, No. 248, south side, 200 feet east of Eighth avenue, \$3.48100.11, five-story brick flat (No. 1); same vs. same; same attorneys and referee; due on judgment, \$8,465.07; subject to taxes, &c., \$556.15.

BY PETER F. MEYER & CO.

BY PETER F. MRYER & CO.

Eighty-ninth street. No. 242, south side, 100 feet west of Second avenue, 25x100.8, five-story brick tenement; G. F. Fowler vs. J. Schein et al.; Reeves, T. & S., attorneys; A. T. Kiernan, referee; due on judgment, \$15,985.87; subject to taxes &c., \$715.17.

Convent avenue. No. 71, southeast corner of 144th street, 20x100, four-story brick dwelling; H. A. C. Taylor vs. J. D. Butler et al.: Strong & C. attorneys; Edw. Browne, referee; due on judgment, \$25,000; taxes, &c., \$645.02.

BY BRYAN L. KENNELLY. BY PETER P. MEYER & CO. BY BRYAN L. KENNELLY.

BY BRYAN L. RENNELLY.

Third avenue, No. 1872, west side, 50.11 feet north of 103d street, 25x100, five-story double flat, with stores.

Third avenue, No. 1874, west side, 75.11 feet north of 103d street, 25x100, five-story double flat, with stores; public auction sale.

Boulevard Lafayette, east side, 38.68 feet north of 168th street, 230.10x323.74x195.07 x201.37, vacant; executor's sale.

Park avenue, No. 927, east side, 75 feet north of Eightieth street, 25x100, five-story brick flat; S. J. Baumann vs. W. & R. Solomon et al.; Shepard & P. attorneys; A. H. Vanderpoel, referee; due on judgment, \$5,195.78; prior mortgage, \$22,000.

BY D. PHECHIX INGRAHAM.

BY D. PHONIX INGRAHAM. Convent avenue, No. 14, west side, 120.6 feet north of 127th street, 20.1x55.8x22x51.10, three-story and basement dwelling, public duction sale.

Yesterday's Auction Sales. BY PETER F. MEYER & CO.

131st street, No. 9, north side, 175 feet
east of Fifth avenue, 25x99.11, five
east oy brick flat; A. R. Spring vs. C.
Callaghan et al.; due on judgment,
\$19,261.11; taxes, &c., \$440.37; to Catherine Callaghan

Real Estate Transfers. DOWNTOWN.

DOWNTOWN.

(South of Fourteenth at.)

Rivington 5t, se cor Allen st, 58x77; Rosamond Herter to Julius Tishman, r s \$9.75.

mige \$82,000
3d st, 226 E, 24.9x105.11; Julius Tishman
to Rosamond Herter, r s \$3.75, mige to Rosamond Herter, r s \$3.75, mige \$20,000
Broadway, e s, 29.6 s Bond st, 28.6x130x irreg; Lloyd S Britee et al to Louis M Jones and ano, r s \$60.25
Essex st. 35, w s. 25.x87. Hyman Berliner to Rosa lien, r s \$4, mige \$24,000
Essex st. 35, w s. 25.x87. Rosa Lzen to Fannie Wolf, r s \$1.75, mige \$24,000
10th si, 442-46 E. s s, 70.1xirreg; Bella Gluck to Fannie E Cohen, 1-3 part, mige \$19,000.
Rivington st. 100-62, n w cor Clinton st, 50x50; Louis Nieberg to Jennie Kamsler, r s \$13.50, mige \$00,000
Madison st. 273-75, n s. 29.4x100x29.3x100; Harris Sturtz to Oscar Dobroczynski, 32 part, mige \$44,000.

East of Fifth ar, between Fourteenth and 110th sta.) East of Fifth ar, between Fourteenth and 103 day, w. 8, 60.3 s. 88th. st. 10.278; Frederick H. Schwegler, heir, &c. to Kate Schwegler, q. c.

5th av. e. s. 50.5 n. 62d st. 28.108; Sarah F. Sandford to Clarat L. McMurity: r. s. 133.75.

Sch st. n. s. 55 e. Park av. 30x100.8; Emil Goldmark, referce, to Peter F. Kane, r. s. 81.2.

101st st. 104 E. 15.11x100.11; Edwin A. Watson to Solomon Oppenheimer, rs. \$2.75.

101st st. 105 E. 16x100.11; Edwin A. Watson to Solomon Oppenheimer, rs. \$2.75.

101st st. 105 E. 10x100.11; Edwin A. Watson to Solomon Oppenheimer, rs. \$2.75.

101st st. 105 E. 10x100.10; Edwin A. Watson to Solomon Oppenheimer, rs. \$2.75.

101st st. 105 E. 20x106.10; Moritz L. Ernst and anot Moser Arndtstein, mige \$18,000.

103d st. 150 E. 20x106.10; Moritz L. Ernst and anot Moser Arndtstein, mige \$18,000.

104 st. s. 123 E. Avenue A. 25x102.2; Elizabeth Karutz to Emma Cox. 15 part, all title, mige \$15,000.

100th st. n. s. 400 E. 2d av. 150x100.11; Jacob Schattman to Henry Auker, rs. \$3.75, mige \$23,700.

20d st. ws. 49.2 n. 102d st. 21.5x102.6; Ida Henley and anot to Patrick Klernan, rs. \$1.25, mige \$9.000.

72d st. 49 E. 22x102.2; Cornellus Callahan to Effic V. R Halsey, rs. \$40.5.

73d st. n. s. 285 e. Park av. 24x102.2; Mary F. Betts to Amos R. E. Pinchot, rs. \$14.50.

1st av. 649, ws. 28.10x80; Henry Keale to Michael Byrnes, rs. \$8.

82d st. s. s. 100 e. Madson av. 25x100.5; George G. Dewitt to Mary D. Varnun, rs. \$26.75. 3d av. w s. 60.3 s 88th st. 19.9x78: Frederick H Schwegier, heir, &c. to Kate Schweg-

b & s. 100 e Madison av. 25x100.5. George G DeWitt to Mary D Varnum. rs \$26.75. Lexington av. n e cor 80th st. 100x45; Annie Malcoim and ano to Eugene Vallens and ano, rs \$15, intge \$50.000. WEST SIDE. Sth st, n s, 85 e 6th av, 25x98.9; Mina G Schirmer to Lillian G Parrott, rs \$31.75. 5th st, 140 W, 25x100.5; Warren H Taylor to Marie L Stimpson, rs \$6.25, mtge \$16.500 to Marie L Stimpson, r s \$6.25, mtge \$16,500.

Same property: Marie L Stimpson to Andrew Freedman, r s \$6.25, mtge \$20,000.

Stin st. n s. 164.11 w Broadway, 175x100.4; James B Ford et all, exers, to John L Miller, r s \$62.75.

Stin st. n s. 184.1 w Broadway, 25x100.4; Margaret Shannon, widow, to Reginald Steel, r s \$1.75, mtge \$21,000.

Sist st. n s. 137.6 e 9th av. 18.5288.9; Marcella Gardner and ano to the Stuyvesant Real Estate Co, r s \$9.25.

43d st. 425-427 W. 36.8x100.5; Maria R Wiggins, individual and trustee, to James Gardiner, r s \$13.75.

Same property: Oiney L Higgins to same.

45th st. s s. 25s w 5th av. 21x100.5; Eleanor C Munde to Henry B Barnes, r s \$26.25.

20th st. 349 W. 27x189. Louis H G Dethioff 20th st. 456 W. 27x189.9; Louis H G Dethioff 20th st. 456 W. 27x1889.9; Louis H G Dethioff 20th st. 456 W. 27x1889.9; Louis H G Dethioff 20th st. 456 W. 27x1889.9; Louis H G Dethioff

ory cold water flat, on lot 25x100, J. Dannahan.
3. C. H. Smith have sold for H. Harper and C. H. Smith have sold for H. Harper and solven the solvent of Walton avenue, 53 feet east street. From Marcus Nathan No. 1474 venue, a four-story double flat, on solven and Timpson place.

Zobel is the buyer of Avenue and Timpson place.

Zobel is the buyer of Nos 219 and the forty-third street, H. J. Silberton at State Co. 12 for the case highly-first street, Frederica of Nos. 57 and 59 East Lieventh D. Winans & May negotiated the No. 812 Fifth avenue, a four-story street gray stone from twelling. School at 8250,000, to Mrs. Clara L. referred to eisewhere. It school at 8250,000, to Mrs. Clara L. referred to eisewhere. It school at 8250,000, to Mrs. Clara L. referred to eisewhere. It school at 8250,000, to Mrs. Clara L. referred to eisewhere. It school at 8250,000 to

HARLEM. (Manhattan Island, north of 110th st.)

Amsterdam av. e.s. 49.11 s 149th st. 22x100.

Romeo H Schile to Henry Keithan, mage
\$18,000. f a 36
149th 8t. s. 125 w sth av. 50x00 11. Ida Karp
to Ernst E Califano, mage \$8,000
112th st. s. 158 4 e.8 d. ev. 18.4x100 11. Aifred
E Fountain and ano, ears, to Burlock E
Habell, mage \$8,000
113th st. 4 W 18.4x100 11. 114th st. 56 W
18.4x100 11. 112a J Frank, by guardian, to
18.4x100 11. 112a J Frank, by guardian, so
18.4x100 11. 112a J Frank, by guardian, to
18.4x100 11. 112a J Frank, by guardian, so
18.4x100 11. 112a J Frank, by guardian, so \$1.000 av. 382. w s. 17.10860 Hichard Cummings and and to Jay H Springer, mage \$1.500 17Rh at a s. 21s e Park are, \$1880 ii. Henry Acher to Jacob Schattman, r > \$6.25, mige \$25.500

(Borough of The Broom) triaiow at e a, so a semings at Posico. Charina Hotel to Augusta Fleger, mige come and Albany Frant Print of Frond 1) - 2 to to Philat at Positivity as in cannoter ? Harrisot to John Harrisott ) and add Albany Frant France, or history 2 c. 2 to 1 Philat of Philateless as in cannoter ! Harrisot to John him Bur and Administration of the second o

dated compacts (consisting big) to Willer-ming 2 Memoralayers

Recorded Leases

6th st, n s. 191 w Avenue B. 25x90.10; James R Rooseveit et al., trustees, to Adolph Kuhn and ano, 17 yrs. Southern Boulevard, sw cor 154th st; Amalia Ricca to Christopher R Bruckman, 5 yrs. Climton st, 250-52; Harris J Packtman and ano to Louis Monk, 5 yrs. 8th av, 2049; Peter Doelger to William A Steinbeck, 4 yrs. Steinbeck, 4 yrs.

Park av, 1571; John H Piper to William A
Lingner, 5 yrs.
Norfolk at, 122; Fannie Furman to Sam
Rosenfield and ano, 5 yrs.

106th st, 174 E; Matthew Wolf to Jacob
Samuels, 5 yrs. Samuels, 5 yrs.
5th av, 506; Louisa M Gerry, by attorney,
to Russell Sage, 5 yrs.

Recorded Mortgages.

(South of Fourteenth st.) (Where no interest is stated, read 5 per cent.) croadway, c. s. 29.6 s Bond st; Louis M Jones and ano to Carroll Bryce: equal lien with two other mtgs 38.323.33 each; lyr: 432, 383.38 ame property; same to Henry B Classon. two other migs \$38,838.33 each: 1 yr: 412
per cent.gold.

Same property: same to Henry B Closson
equal lien with two other migs each \$38,
338.33: 1 yr: 454 per cent; gold.

Same property:same to Lloyd S Bryce: equal
equal lien with two other migs each for \$38,
338.33: 1 yr: 454 per cent; gold.

Same property:same to Lloyd S Bryce: equal
equ

4th st. 165 E; Wallam F Schmitt to Jacob Kochus; leasehold: Instalis: May 1, 1907; 452 per cent.

Rivington st. 160-162: Jennie Kamsler to Louis Nieberg and ano; 5 yrs; instalis; prior mige \$60,000; 6 per cent.

Rivington st. 160-162: Louis Nieberg and ano to Louis Schlich; due May 1, 1907; 452 per cent.

Broadway, 476 and Crosby st. 38; Henry Cohn to Louis C Ledyard and others, trustees; due 2 yrs from completion of building; prior mige \$425,000.

Same property; same to Bond and Mortgage Guarantee Company; due Aug 11, 1908; 6 per cent.

Assau st. n c cor Beckman st; Charles W Hall to William E Davies and ano; 2 yrs; 6 per cent.

Greenwich st. 81-85, s w cor Bank st; the Greenwich Construction Company to Harris Mandelbaum and ano; building loan; due April 20, 1908; 6 per cent.

Charles Mandelbaum and ano; building loan; due April 20, 1908; 6 per cent.

Charles Hanagan as managing director saloon lease; demand; 6 per cent.

Pauline May, 1 yr, gold.

72d st. 49 E: Effle V R Halsey to Cornelius
Callaban, due May I, 1903, 4 per cent.

86th st. n s. 55 e Park av; Peter F Kane to
Adaline D Townsend, 3 yrs. 44 per cent.

27th st. 123 E: Catherine A Bruce to Title
Guarantee and Trust Co, due Oct 24, 1903,
44 per cent. 4½ per cent... 52d st, s s, 100 e Madison av: Mary D Varnum to George G De Witt, 1 yr, 4 per cent..... WEST SIDE.
(West of Fifth av. between Fourteenth and 110th sts.)

WEST SIDE.

(West of Fifth ae, between Fourteenth and 110th sts.)

45th st. 20 W: Henry B Barnes to the Mutual
Life Ins Co. 1 yr. 4 per cent.

S8th st. ns. 85 e 6th av. Lillian G Parrott to
Union Dime Savings inst. due May 1, 1903,

435 per cent.

40,000

10th av. 217-219; Louise Schultz to William
Hauselman, due Aug 29, 1904, 6 per cent.

57th st. 241 W: Louis H G Dethioff to American Muge Co. 3 yrs.

Same property; same and wife to David Galewski, prior muge \$16,000, 1 yr. 6 per cent.

50th st. s. x. 122 - 7 e Broadway; William Gume
and ano to the Germania Life Insurance
Co. due Aug 1, 1903, 45 per cent.

103d st. s. 150 w Amssterdam av. Charles
Paterno and others to City Real Estate
Co. 1 yr. 6 per cent.

48th st. 430 W: Helen Walter to David H
Henderson, 5 yrs. 4 per cent.

50,000

48th st. 430 W: Helen Walter to David H
Henderson, 5 yrs. 4 per cent.

50,001

53th st. ns. 164.11 w Broadway; John L Miller
to James B Ford and others exrs. 1 yr.

415 per cent.

54th st. 228 to 241 W: Wesley Thorn to Bond
and Mortgage Guarantee Co. 2 yrs. 4 per
cent.

54th st. 121 W: John J Quigley to Title Guarantee and Trust Co. 1 yr. 415 per
cent. cent 6th st. 121 W; John J Quigley to Title Guar-antee and Trust Co. 1 yr 43d st. 127 W; Myer Hellman to James M Wentz, due Oct 30, 1962, 6 per cent.

43d st. 127 W: Myer Heilman to James M Wentz, due Oct 30, 1902. 6 per cent.

(Manhattan Island, north of 110th st.)
Park av. 1371. William Lingner to Jacob Ruppert, saloon lease, demand, 6 per cent.
12th st. s.s. 168.4 c 3d av. Caroline A Wheeler to the Lawyers Thie Insurance Co. 3 yrs.
445 per cent.
112th st. 709 E. James E Dietz to Julie Dietzel, 3 yrs. 445 per cent.
24th st. 300 to 304 W. James Rozell to the Frankiln Savings Bank. 1 yr. 4 per cent.
24th st. 9 s. 325 w 10th av. Washington H Reed to William J Heed, 6 yrs. 4 per cent.
14ist st. 417 W: Marrietta L. Starbuck to Institution for the Savings of Merchants Cierks. 3 yrs. 4 per cent.
14wth st. s. 125 w 8th av. Ernest E Califano to Minerva Burwell demand. 6 per cent.
117th st. n.s. 150 c 3d av. Frederick Frank to the Emigrant Industrial Savings Bank.
1 yr. 4 per cent.
Amsierdam av. e.s. 69.11 s 149th st. Henry Ketthan to Romer H. Schille, prior mige.
\$20,000.1 yr.

THE BRONX.

(Borough of The Bronz.)

THE BRONK.

(Borough of The Bronz.)

Tioton av. 758, Margaret M Fennell to Mary I. Fennell, demand
Lot 149 map Hudson P Hone, see 2. St Ray
mond Park: John F Phillips and wife to
Hudson P Hose, prior mige, \$2,000, in
stalls. April 1, 1867
Lot 150, same map same to same, due April 1. 1907.
White Plains rd. ii w cor kossuth av. south Washingtonville Charles Yaker to Sarah A Briggs. I yr. 6 per cent May. wa. 77.1 b. jakin st. Arthur McConneil to the Howery Saviogs Bank. 8 yrs. 4 per to the Howery Savings Bank, 8 yra 4 per cent.

Signal pi. s. a 135 c Webster ov. Daniel A Materimiek to Warren B Sammla. due Get 5, 1903, 6 per cent.

Sik av. s. a. e. § 10 645 map Waketield. Lizzie if Brown and ano to Catherine McNuity. 8 yrs. 6 per cent.

Valentine av. w. s. 199.5 a 18015 at Christing Peters and ano to Charles I Webstell. 6 yrs. 6 per rent.

Legget av. b. s. 5/2 c Hewett pt William Bone to Adolph Kraft and wife. 5 yrs. 85 per cent. his per cent authorized a w cor justs at their content in the interior to A Hupfers' house adoon lease, demand a per cent

### and an . 100 W. Laislor Francis on homerals between an acceptance as a proper STELL and . 120, An idea of Francis and Market Stellar and 120, October 1 or 20, October 1 of Stellar and Stellar an

mpticied Mechanics Liens. April of set of the framework of the control of the

Road (now closed), n. s. beginning 81.7 n. 93d st and 354 c Columbus av. 20.21.1x20x21; same vs. Charles L Allen (action to recover possession); same atty.

Road (now closed), n. s. beginning 81.7 n. 93d st and 452 c Columbus av. 10x20.11x19x20.10; same vs. Florence H Harris (action to recover possession); same atty.

Plans Filed for New Buildings.

West Houston st. 8, 99 e Greenwich st., one-story warehouse: Trinity Corporation, 187 Fulton st. owner, J. A Hamilton, 82 Broadway, architect; cost Park row, 101; three-story lofts and store; Edward Mellen, 123 Madlson st, owner, G W Kenny, 377 2d st, Brooklyn, architect, cost. tect. cost Beaver st. 78; improvement to offices; Gus-tav Amsluck, 6 Hanover st. owner; H J Hardenbergh, 10 W 23d st, architect; 

East of Fifth at, between Fourteenth and 110th siz.) 58th st. 204 E. Improvement to dwelling and store; Robert Johnson, premises, owner; C E Reid, 105 E 14th st, architect; cost not stated.

WEST SIDE.

(West of Fifth ar, between Fourteenth and 110th sts.)

to tenement and store: William K Thorn.
Morristown, N J. owner; Paul Klssinger,
182 8th av. architect; cost.

Markem.
(Manhaltan Island, north of 110th st.)

125th st. 56 W: improvement to tenement and store; Ludwig Baumann, 5 W 91st 8t, owner: same architect; cost

CITY REAL ESTATE.

### Title guarantee AND TRUST COMPANY

last year, did the largest business in its history. It does a larger business each succeeding year,

**BECAUSE** 

TWENTIETH-It has become a great Mortgage Exchange. One enth of all the mortgage business in Manhattan, Brooklyn and the Bronx combined, is done in its offices. Nowhere else is it as easy to borrow on mortgage or to get good mortgage investments.

When you buy real estate, or borrow or loan upon it, come to this company. Fees moderate and uniform.

### TITLE GUARANTEE AND TRUST COMPANY CAPITAL AND. \$6,000,000

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#### To Investors

This company offers for sale mortgage investments on selected real estate in this city, with title insured by the company.

## The Lawyers' Title Insurance Company of New York,

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Capital and Surplus, - \$3,500,000

Horace S. Ely & Co.

REAL ESTATE. 64 Cedar St. 27 West 80th St.

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ESTABLISHED IN 1856. ROMAINE BROWN & CO. Brokers, Agents, Appraisers,
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NORTHEAST CORNER BROADWAY.
Telephone. No. 381-38th.
Washington Heights Property a Specialty.

ALTERATIONS TO DWELLINGS, cuty or county, send for designs and estimates without charge THE WRONDSHOUGH CO. 123 Liberty Street, New York city.

Above lath St., East Side.

MANY NI., 223 EANY his rates target all right

THE BILTMORE.

Above tach he . West hide

69-71 WEST LIGHTH ST

# PORTING AND ASSAULT AND ASSAULT AND ASSAULT AND ASSAULT ASSA

DWELLING HOUSES TO LET. Furnished.

ALLENHURST DEAL,—ASBURY PARK.
Modern furnished cottages for fent.
MILAN ROSS AGENCY—ASBURY PARK, N. J.

## **MODERN DWELLINGS**

3 and 4 Stories, 138th & 139th Sts., 7th and 8th Aves., Containing 10 to 14 rooms and bath, handsomely decorated, unique gas fixtures; open plumbing; equipped with every convenience. Call and examine.

ERASTUS HAMILTON. TEL. 647 HARLEM. 252 WEST 188TH ST OPEN SUNDAYS.

baths; cheap rent to responsible tenant; convenient transit lines. Apply to W. P. MANGAM, 108-110 East 125th st.

FLATS AND APARTMENTS WANTED. FLOOR private house, man and wife, or small cottage: Brooklyn preferred; state improvements, rent. E. F., box 176 Sun uptown office, 1265 Broadway.

REAL ESTATE WANTED.

CITY REAL ESTATE.

Borough of Brooklyn-Sale or Rent.

FLATBUSH—
PRICE, 88,500; EASY TERMS.
BEAUTIFU, 12-ROOM HOUSE, JUST COMPLETED; BILLIARD ROOM; TILED BATH;
STEAM HEAT; OAK TRIM; ELECTRIC
LIGHTS, WITH COMBINATION FIXTURES;
HANDSOMEST DINING ROOM IN FLATBUSH; TRANSIT FACILITIES UNEQUALLED;
OPEN EVERY DAY FOR INSPECTION, 286
MARILBOROUGH ROAD E, 15TH ST., NEAR
BEVERLY ROAD. B. GRATTAN, BUILDER,
ON PREMISES, OR 712 EIGHTH AVE,
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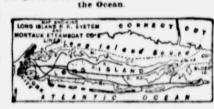
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